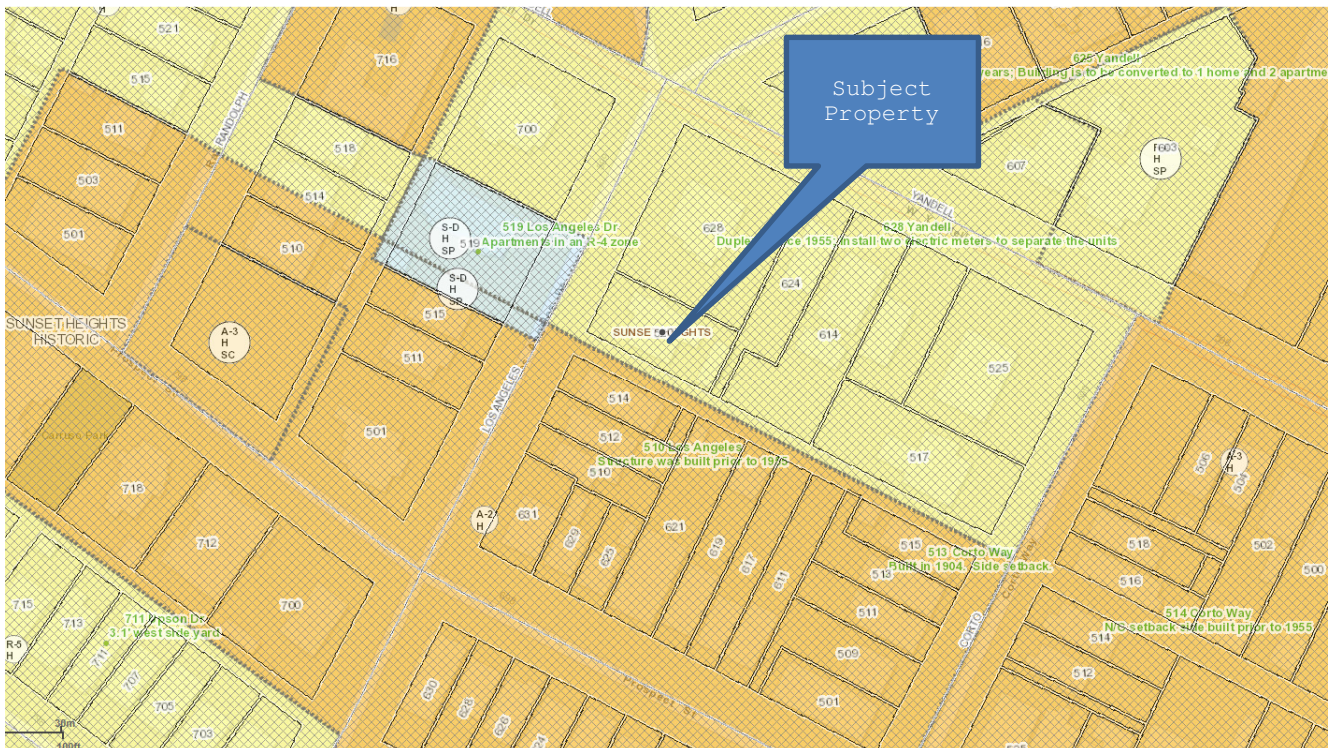




PHAP18-00021

Date: September 10, 2018
Application Type: Certificate of Appropriateness
Property Owner: Oscar and Nadia Moguel
Representative: Veronica Ruiz
Legal Description: 9 Sunset Heights S 62.5 ft. of 12 to 16 (7812 sq. ft.), City of El Paso, El Paso County, Texas
Historic District: Sunset Heights
Location: 520 Los Angeles Drive
Representative District: #8
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1955
Historic Status: Contributing
Request: Reconsideration of an approved Certificate of Appropriateness for the demolition of rear yard addition, replacement of casement windows with single-pane casements and sliders, construction of new window and door openings
Application Filed: 8/22/2018
45 Day Expiration: 10/6/2018

ITEM #5



GENERAL INFORMATION:

The applicant seeks approval for:

Reconsideration of an approved Certificate of Appropriateness for the demolition of rear yard addition, replacement of casement windows with single-pane casements and sliders, construction of new window and door openings

STAFF RECOMMENDATION:

The Historic Preservation Office recommends DENIAL of the proposed scope of work based on the following recommendations:

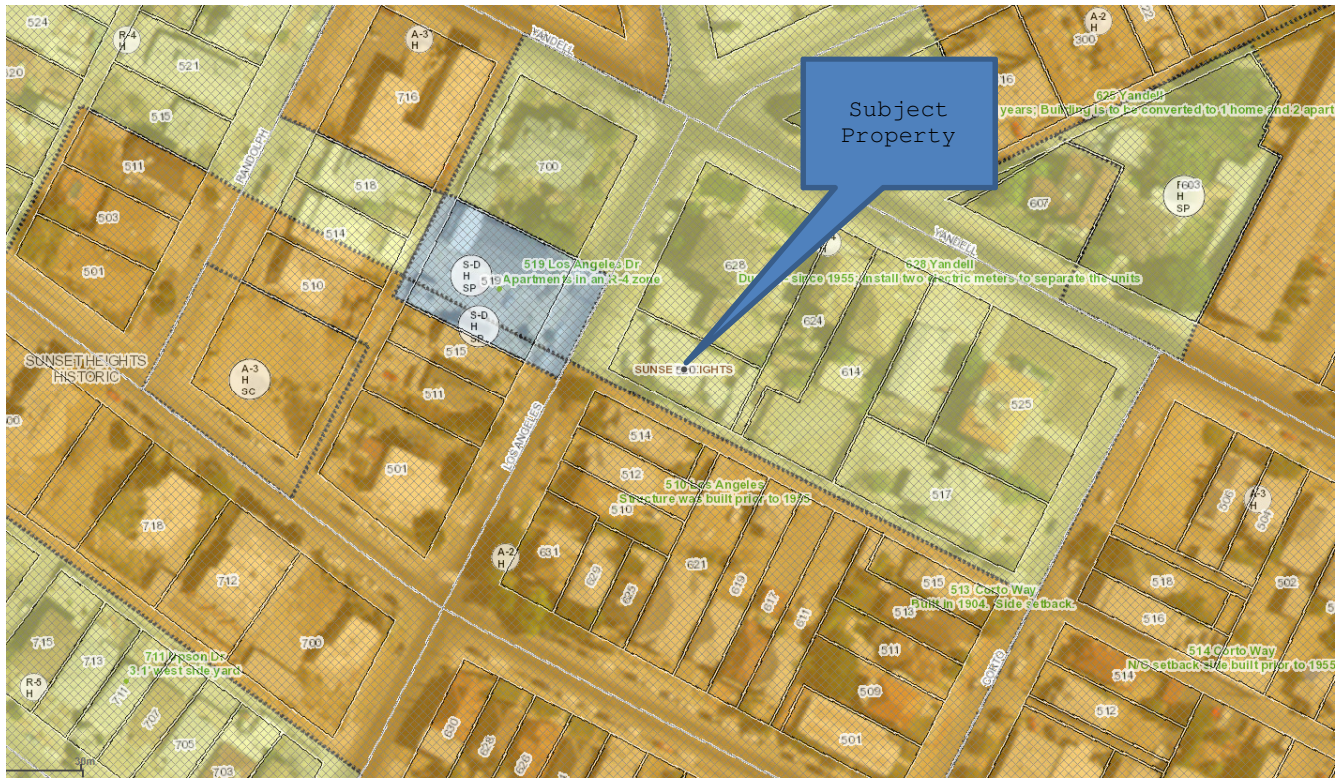
The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

- *Installation of windows similar to the original in appearance and structural purpose, regardless of construction materials is permitted. Windows in secondary facades shall be reviewed on a case by case basis.*
- *However, if windows are damaged beyond repair, replacement windows should match the type (such as double hung), style (for example six panes over six panes), and finish (paint).*
- *Replacement windows on the main façade shall be comprised of the operable portions of the window and match the type, style, operation, configuration and finish of the original windows.*
- *Do not use single pane picture windows or horizontal sliding windows if they are not the original window types.*
- *When repair is not feasible, door and window products will be reviewed on an individual basis using the following criteria: a. Architectural and historical compatibility b. Comparison to original profile c. Level of significance of original doors and windows to the architectural style of the building. d. Three dimensional exterior applied muntins that simulate or match the original muntins may be approved. Single dimension interior applied muntins are not appropriate.*
- *New construction should utilize doors and windows of compatible size, style, and material in an appropriate pattern so as not to detract from the historical significance of the existing building.*
- *The size of the door or window opening should not be altered.*

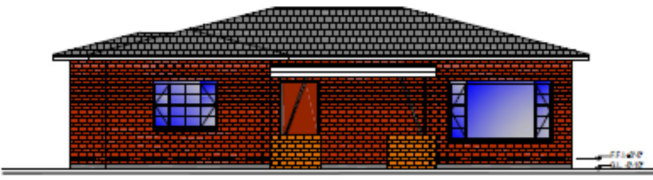

The Secretary of the Interior's Standards for Rehabilitation recommend the following:


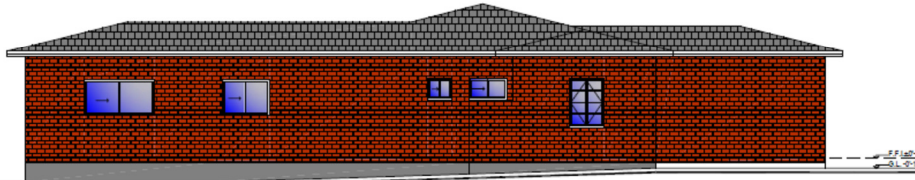
- *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
- *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

AERIAL MAP



PROPOSED ELEVATIONS

																					
(P) FRONT ELEVATION																					
																					
(P) BACK ELEVATION																					
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td colspan="2" style="text-align: center;">SYMBOLS:</td></tr> <tr><td style="width: 50%;">G.L. GROUND LEVEL</td></tr> <tr><td>P.F.I. FIRST FLOOR INTERIOR</td></tr> <tr><td>P.F.E. FIRST FLOOR EXTERIOR</td></tr> <tr><td>G.L. CEILING LEVEL</td></tr> </table>	SYMBOLS:		G.L. GROUND LEVEL	P.F.I. FIRST FLOOR INTERIOR	P.F.E. FIRST FLOOR EXTERIOR	G.L. CEILING LEVEL	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="text-align: center;">PROPOSED FRONT & BACK ELEVATION SC: 1/8"=1'</td> </tr> <tr> <td style="width: 50%; vertical-align: top;">SCOPE OF WORK: -House Remodel</td> <td style="width: 50%; vertical-align: top;">OWNER: MR & MRS OSCAR T. MOGUEL</td> </tr> </table>		PROPOSED FRONT & BACK ELEVATION SC: 1/8"=1'		SCOPE OF WORK: -House Remodel	OWNER: MR & MRS OSCAR T. MOGUEL	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">ADDRESS: 520 LOS ANGELES DR.</td> <td style="text-align: center;">SHEET # A-7</td> </tr> <tr> <td style="text-align: center;">LOCATION: EL PASO, TX 79902</td> <td style="text-align: center;">DATE: May 2018</td> </tr> <tr> <td style="text-align: center;">LEGAL DESCRIPTION: S UNSET HEIGHTS S 62.58 OF 12 TO 16 (7812.50 SF)</td> <td style="text-align: center;">DRAWN BY: V.R.</td> </tr> <tr> <td style="text-align: center;">Parcel ID: S97999900902100</td> <td></td> </tr> </table>	ADDRESS: 520 LOS ANGELES DR.	SHEET # A-7	LOCATION: EL PASO, TX 79902	DATE: May 2018	LEGAL DESCRIPTION: S UNSET HEIGHTS S 62.58 OF 12 TO 16 (7812.50 SF)	DRAWN BY: V.R.	Parcel ID: S97999900902100	
	SYMBOLS:																				
	G.L. GROUND LEVEL																				
	P.F.I. FIRST FLOOR INTERIOR																				
P.F.E. FIRST FLOOR EXTERIOR																					
G.L. CEILING LEVEL																					
PROPOSED FRONT & BACK ELEVATION SC: 1/8"=1'																					
SCOPE OF WORK: -House Remodel	OWNER: MR & MRS OSCAR T. MOGUEL																				
ADDRESS: 520 LOS ANGELES DR.	SHEET # A-7																				
LOCATION: EL PASO, TX 79902	DATE: May 2018																				
LEGAL DESCRIPTION: S UNSET HEIGHTS S 62.58 OF 12 TO 16 (7812.50 SF)	DRAWN BY: V.R.																				
Parcel ID: S97999900902100																					

																					
(P) RIGHT SIDE ELEVATION																					
																					
(P) LEFT SIDE ELEVATION																					
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td colspan="2" style="text-align: center;">SYMBOLS:</td></tr> <tr><td style="width: 50%;">G.L. GROUND LEVEL</td></tr> <tr><td>P.F.I. FIRST FLOOR INTERIOR</td></tr> <tr><td>P.F.E. FIRST FLOOR EXTERIOR</td></tr> <tr><td>G.L. CEILING LEVEL</td></tr> </table>	SYMBOLS:		G.L. GROUND LEVEL	P.F.I. FIRST FLOOR INTERIOR	P.F.E. FIRST FLOOR EXTERIOR	G.L. CEILING LEVEL	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="text-align: center;">PROPOSED RIGHT & LEFT ELEVATION SC: 1/8"=1'</td> </tr> <tr> <td style="width: 50%; vertical-align: top;">SCOPE OF WORK: -House Remodel</td> <td style="width: 50%; vertical-align: top;">OWNER: MR & MRS OSCAR T. MOGUEL</td> </tr> </table>		PROPOSED RIGHT & LEFT ELEVATION SC: 1/8"=1'		SCOPE OF WORK: -House Remodel	OWNER: MR & MRS OSCAR T. MOGUEL	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">ADDRESS: 520 LOS ANGELES DR.</td> <td style="text-align: center;">SHEET # A-8</td> </tr> <tr> <td style="text-align: center;">LOCATION: EL PASO, TX 79902</td> <td style="text-align: center;">DATE: May 2018</td> </tr> <tr> <td style="text-align: center;">LEGAL DESCRIPTION: S UNSET HEIGHTS S 62.58 OF 12 TO 16 (7812.50 SF)</td> <td style="text-align: center;">DRAWN BY: V.R.</td> </tr> <tr> <td style="text-align: center;">Parcel ID: S97999900902100</td> <td></td> </tr> </table>	ADDRESS: 520 LOS ANGELES DR.	SHEET # A-8	LOCATION: EL PASO, TX 79902	DATE: May 2018	LEGAL DESCRIPTION: S UNSET HEIGHTS S 62.58 OF 12 TO 16 (7812.50 SF)	DRAWN BY: V.R.	Parcel ID: S97999900902100	
	SYMBOLS:																				
	G.L. GROUND LEVEL																				
	P.F.I. FIRST FLOOR INTERIOR																				
P.F.E. FIRST FLOOR EXTERIOR																					
G.L. CEILING LEVEL																					
PROPOSED RIGHT & LEFT ELEVATION SC: 1/8"=1'																					
SCOPE OF WORK: -House Remodel	OWNER: MR & MRS OSCAR T. MOGUEL																				
ADDRESS: 520 LOS ANGELES DR.	SHEET # A-8																				
LOCATION: EL PASO, TX 79902	DATE: May 2018																				
LEGAL DESCRIPTION: S UNSET HEIGHTS S 62.58 OF 12 TO 16 (7812.50 SF)	DRAWN BY: V.R.																				
Parcel ID: S97999900902100																					